

## ATTACHMENT A

PHO-2-24—Z-181-99-3

Location: Approximately 350 feet south of the southeast corner of 26th Street and Vogel Avenue

Planning Commission approved stipulations:

1. The development shall be in general conformance to the site plan and elevations date stamped September 24, 2024, as approved by the Planning and Development Department.
2. There shall be no more than 7 dwelling units.
3. The building height shall not exceed one story and a maximum of 20 feet in height.
4. Right-of-way dedications and street alignments for local streets within the subdivision will be determined by the Planning and Development Department at the time of Preliminary Subdivision Plan Review.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
6. The applicant shall install some means of mitigation treatment to eliminate potential sewer odor.
7. The development shall be subject to Design Review guideline standards, as per the Planning and Development Department.
8. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
9. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

10. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
11. The developer shall initiate and participate in efforts to restrict parking on 26th street adjacent to the development site.
12. Only low profile, shielded neighborhood lighting that does not exceed 2,700 k and emits no more than one-foot candle detectable at the property line shall be utilized within the development, as approved by the Planning and Development Department.
13. If access to the development is gated, the southern access point shall be exit only and the northern access shall be full access, as approved by the Planning and Development Department.
14. Construction fencing shall be installed along the north property line prior to issuance of a grading and drainage permit.
15. The applicant shall mail written notice of any request to modify the above-referenced stipulations to the following:

Estates at Dreamy Draw Homeowner's Association, PO Box 62073,  
Phoenix, AZ 85082.

Phoenix Hillside Estates Property Owners Association, c/o Thomas  
Connelly, 2321 East Hatcher Road, Phoenix, AZ 85028.

Francesca Cervelli Browner, 2616 East Vogel Avenue, Phoenix, AZ  
85028.

Dr. Kevin Grisham, 9845 North 22nd Place, Phoenix, AZ 85028.

Sharon Oscar, 2527 East Carol Avenue, Phoenix, AZ 85028.

Gini Linam, 2536 East Vogel Avenue, Phoenix, AZ 85028.

Jason Isaak, 2626 East Vogel Avenue, Phoenix, AZ 85028.

Josh and Erin Alquist, 9609 North 26th Place, Phoenix, AZ 85028.

Shauna Connelly, 2321 East Hatcher Road, Phoenix, AZ 85028.

Mountain View Villas, c/o Apostolic Christian Church, Inc., 9230 North

26th Street, Phoenix, AZ 85028.

W. Blair Grafe, 9616 North 26th Place, Phoenix, AZ 85028.

Gregroy and Melissa Wille, 9601 North 26th Street, Phoenix, AZ 85028.

Nehemiah Holding, LLC/Hope Bible Church, 2355 East Camelback Road, Ste. 425, Phoenix, AZ 85016.

Nicholas and Miriam Aquafredda, 9636 North 26th Street, Phoenix, AZ 85028.

Howard Rothenberg, 2505 East Carol Avenue, Phoenix, AZ 85028.

Paul and Emily Hamra, 9617 North 26th Street, Phoenix, AZ 85028.

John Largay, Wespac Construction, 9440 North 26th St, Phoenix, AZ 85028.

Peter and Alison Tymkiw, 9628 North 26th Street, Phoenix, AZ 85028.

Steve and Emily Jackson, 9615 North 26th Place, Phoenix, AZ 85028.

Mary Ann Maher, 9609 North 27th Street, Phoenix, AZ 85028.

16. The City shall notify the above-noted residents of meetings with the Planning and Development Department.